

SOUTH LAKE UNION REZONE LEGISLATION



City of Seattle
Planning and Development

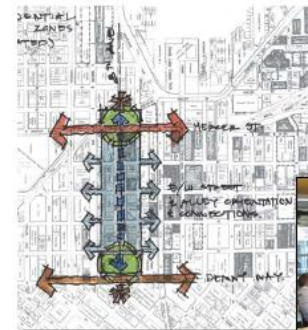
November 30, 2012

8 Years of Planning With the Community

- 2004 SLU Designated an Urban Center
- 2007 New Neighborhood Plan
Streetcar Opens
Amazon Text Amendment
- 2008 Urban Form Study and EIS Alternatives
- 2010 Urban Design Framework
- 2011 Draft EIS Published; mitigations identified
- 2012 Final FEIS, areawide rezoning proposed



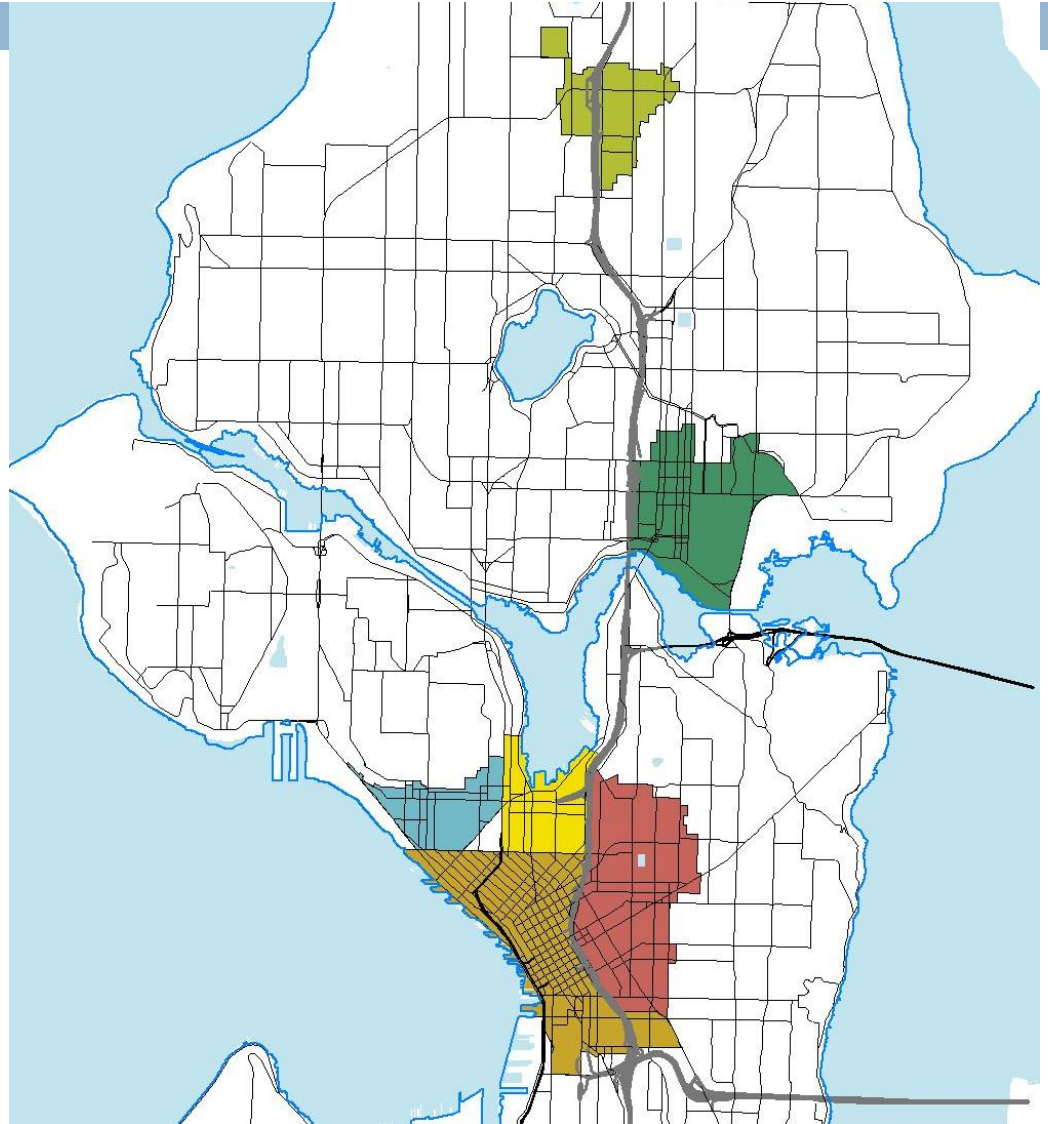
NEIGHBORHOOD PLAN
PRIORITIES SUMMARY



Background: Comprehensive Plan

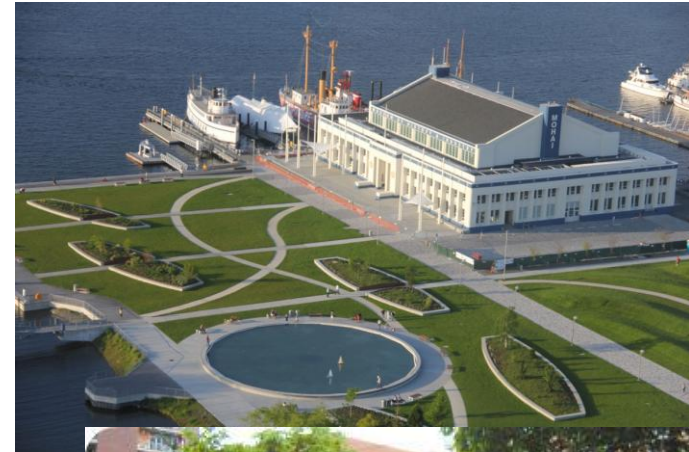
- SLU designated an Urban Center in 2004
- Urban Centers are “the densest neighborhoods in the city and are both regional centers and neighborhoods that provide a diverse mix of uses, housing, and employment opportunities.”

- Comp Plan



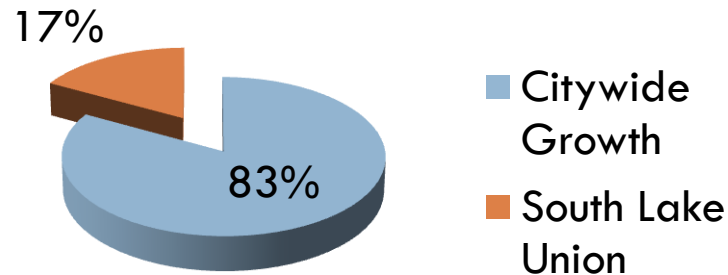
Recent Public Investment in South Lake Union

- ❑ Mercer Corridor and Valley Street
- ❑ Lake Union Park
- ❑ SLU Streetcar
- ❑ Cascade Playground

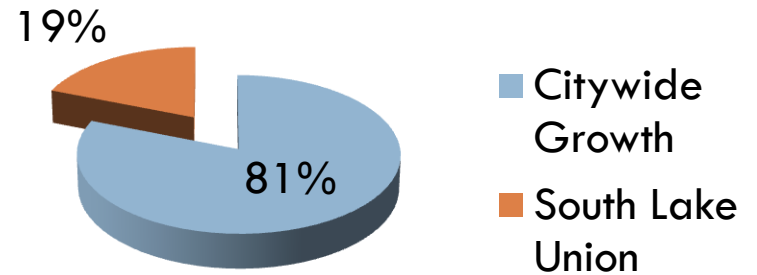


SLU's Projected Share of Citywide Growth

Housing Units



Jobs



2024 8,000 housing units

16,000 jobs

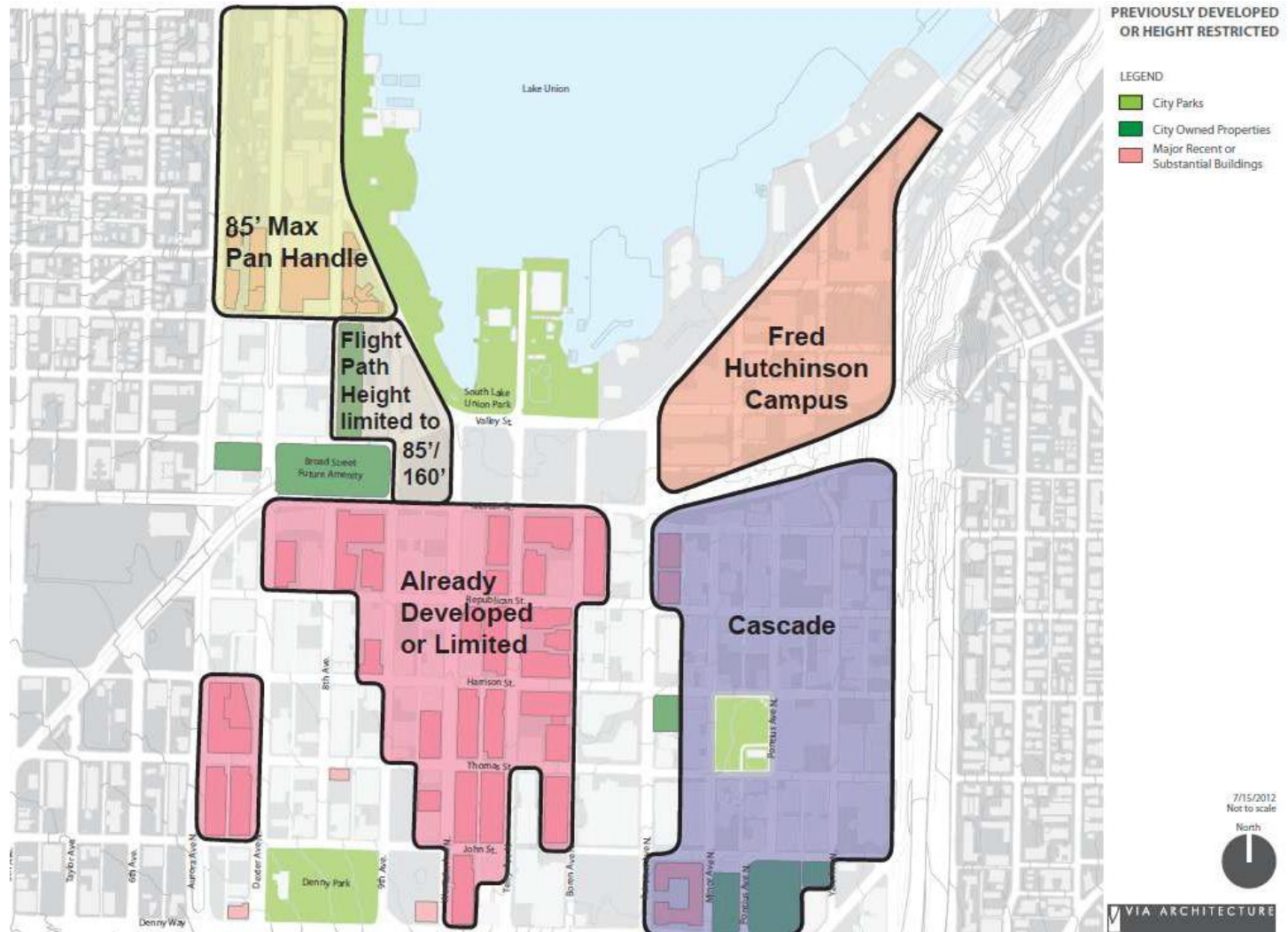
2031 12,000 housing units

22,000 jobs

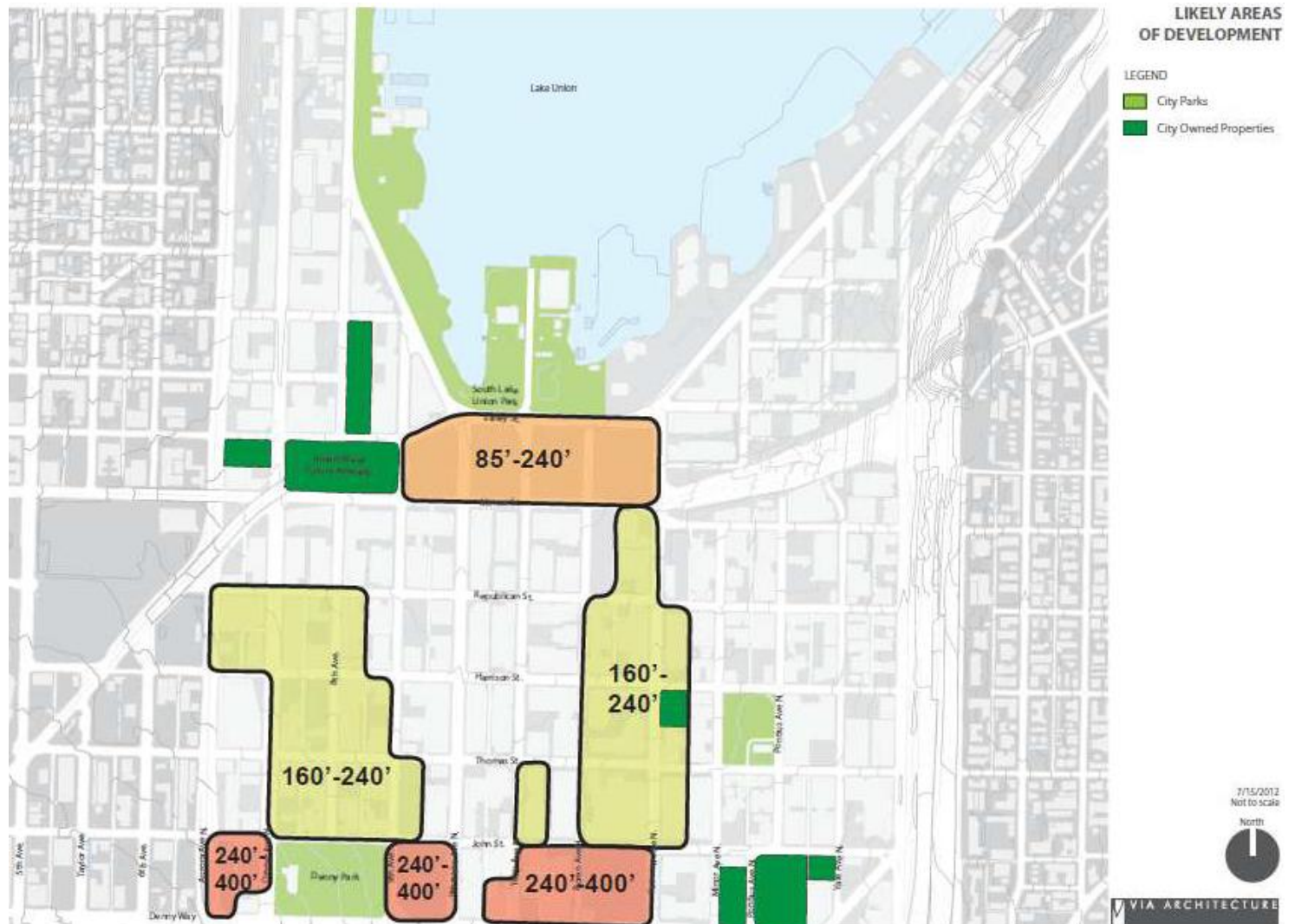
SLU Legislation

- Revised Height, Bulk and Floor Area Ratio
- Rezone of IC zoned properties to SM
- Stronger Development Standards
 - ▣ Tower spacing and floorplates
 - ▣ Ensure active street-level uses, open space and connections
- Apply Incentive Zoning Provisions
 - ▣ Affordable Housing and Amenities required for more commercial and residential development
 - ▣ Landscape Conservation and Local Infrastructure Program (“TIF for TDR”)
 - ▣ Incentives for Preservation of Landmark Structures and Schools

Development Capacity



Development Capacity



Tower Floor Plates and Floor Area Ratio

- Commercial:
24,000 SF Max
FAR limit of 7
- Residential:
12,500 SF below 160'
10,500 above 160'
no FAR limit



Podium Heights

- 45' through most of the rezone area
- 65' on Westlake, Fairview and Denny
- 85' on Mercer



Pedestrian Designation

- Ground Level Active Uses (retail) Required
- Transparency Required



The map displays the following urban centers and their corresponding colors:

- Lakefront** (Orange)
- 8th Avenue** (Yellow)
- Fairview** (Light Blue)
- Cascade** (Dark Grey)
- Lake Union** (Light Green)

Key streets shown include: Hayes Ave N, Garfield St, Dexter Ave N, Lee St, Comstock St, Highland Dr, Prospect St, Ward St, Aurora Ave N, 8th Ave N, Westlake East 8th Ave N, Valley St, Roy St, Broadway, Mercer St, Republican St, Harrison St, Thomas St, Denny Way, John St, Westlake Ave N, Wall St, Aurora Ave, 7th Ave, 8th Ave, 9th Ave, 10th Ave, 11th Ave, 12th Ave, 13th Ave, 14th Ave, 15th Ave, 16th Ave, 17th Ave, 18th Ave, 19th Ave, 20th Ave, 21st Ave, 22nd Ave, 23rd Ave, 24th Ave, 25th Ave, 26th Ave, 27th Ave, 28th Ave, 29th Ave, 30th Ave, 31st Ave, 32nd Ave, 33rd Ave, 34th Ave, 35th Ave, 36th Ave, 37th Ave, 38th Ave, 39th Ave, 40th Ave, 41st Ave, 42nd Ave, 43rd Ave, 44th Ave, 45th Ave, 46th Ave, 47th Ave, 48th Ave, 49th Ave, 50th Ave, 51st Ave, 52nd Ave, 53rd Ave, 54th Ave, 55th Ave, 56th Ave, 57th Ave, 58th Ave, 59th Ave, 60th Ave, 61st Ave, 62nd Ave, 63rd Ave, 64th Ave, 65th Ave, 66th Ave, 67th Ave, 68th Ave, 69th Ave, 70th Ave, 71st Ave, 72nd Ave, 73rd Ave, 74th Ave, 75th Ave, 76th Ave, 77th Ave, 78th Ave, 79th Ave, 80th Ave, 81st Ave, 82nd Ave, 83rd Ave, 84th Ave, 85th Ave, 86th Ave, 87th Ave, 88th Ave, 89th Ave, 90th Ave, 91st Ave, 92nd Ave, 93rd Ave, 94th Ave, 95th Ave, 96th Ave, 97th Ave, 98th Ave, 99th Ave, 100th Ave.

Cascade – Existing Zoning



CASCADE PARK
EXISTING ZONING, EXPECTED BUILD-OUT

Cascade – Proposed Zoning



Fairview Corridor – Existing Zoning



Fairview Corridor – Proposed Zoning



Lakefront — Existing Zoning



Lake Front — Proposed Zoning



8th Avenue Residential Corridor



View from Capitol Hill- Existing Zoning



View from Capitol Hill – Proposed Zoning

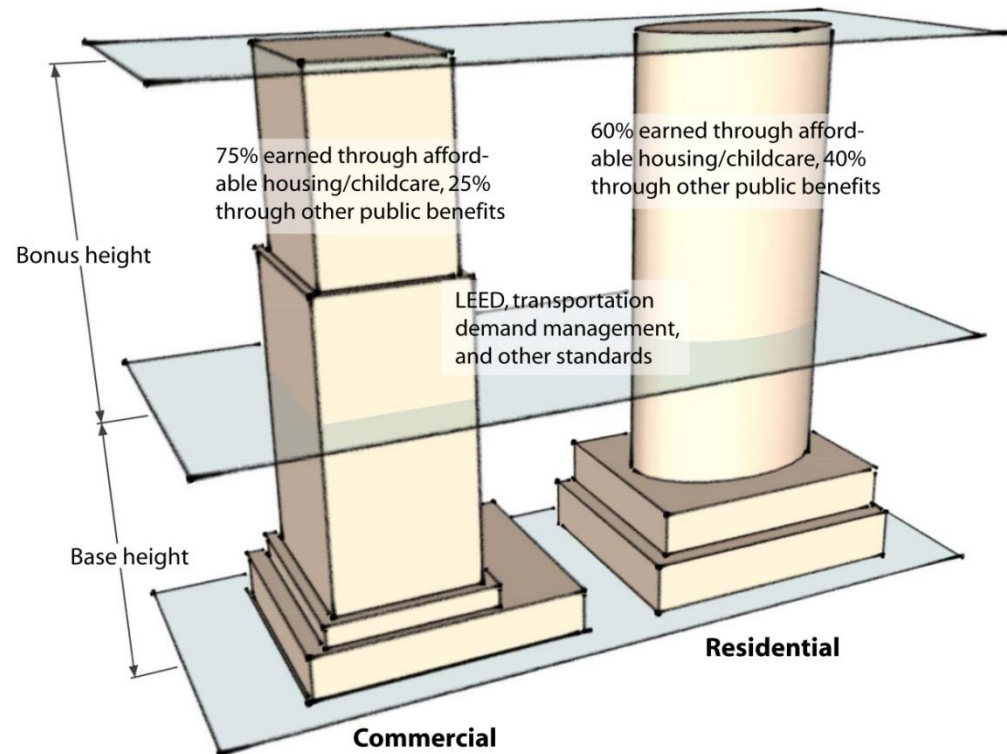


MELROSE & DENNY
PROPOSED ZONING, EXPECTED BUILD-OUT

nbbj

Incentive Zoning

- All height increases are through an incentive zoning process
- Commercial: 75% goes to affordable housing, 25% to TDR
- Residential: 60% goes to affordable housing, 40% to TDR



Minimum Requirements for Incentive Zoning

- LEED Silver
- Transportation Management Plan
- Energy Management Plan

Transportation Mitigation Strategy

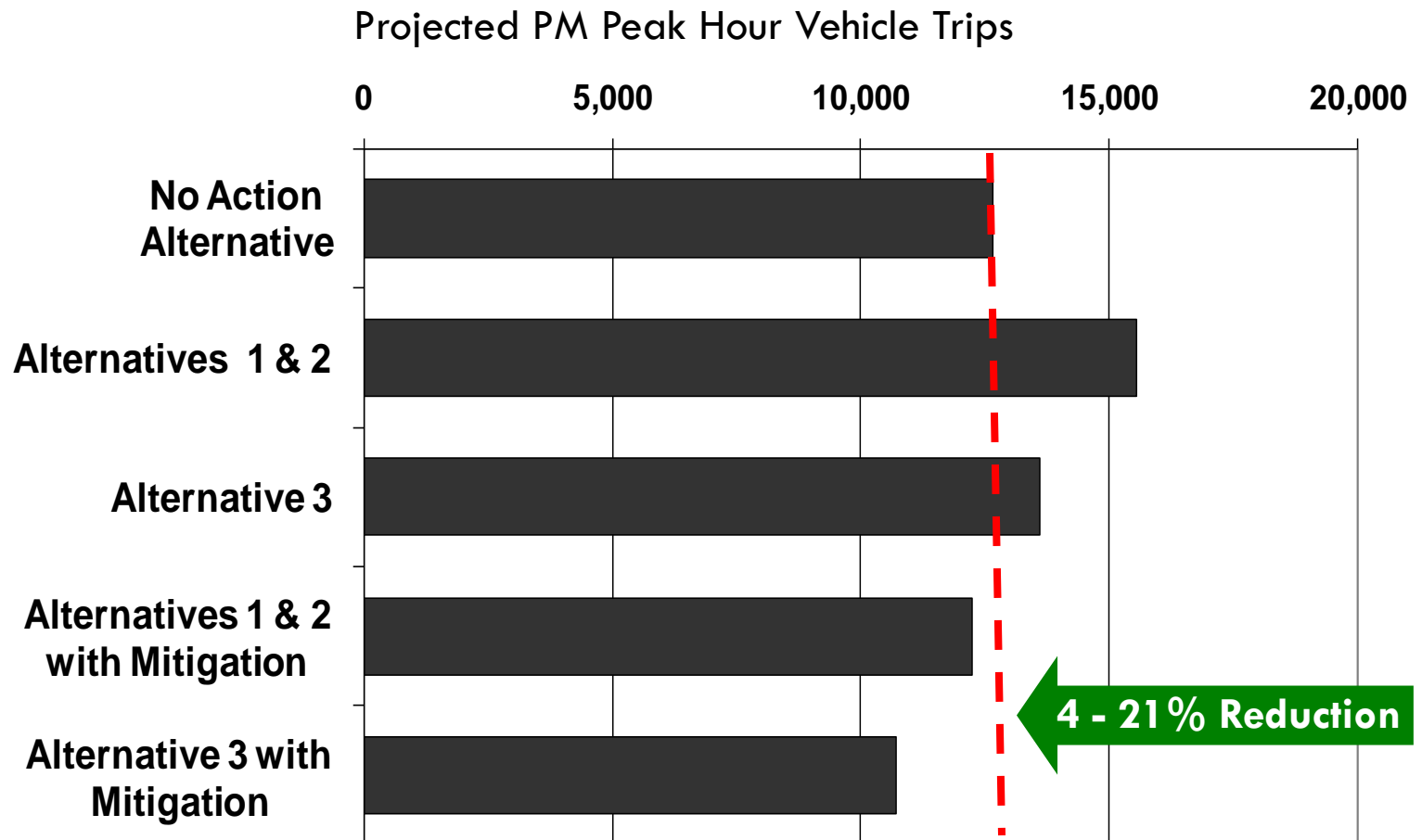
- ❑ Improve the pedestrian and bicycle network
 - ❑ Direct investments in implementing the Pedestrian Master Plan, Bicycle Master Plan
 - ❑ Require mid-block crossings on large developments
 - ❑ Design Guidelines
- ❑ Expand travel demand management strategies
 - ❑ TDM Plans
 - ❑ Parking strategies
- ❑ Expand Transit Service

Other Mitigation Measures

- Implement maximum parking limits
- Unbundle parking cost from property cost
- Implement mid-block connector concept from Urban Framework Plan
- Transit Capital Improvements



Results



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